

0183779 P 05549 00022

The City of San Antonio, part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Under Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances, together with the right of ingress and egress over grantor's adjacent land; the right to relocate said facilities within said easement and right-of-way areas and the right to remove from said land all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons responsible for said grade changes or ground elevation alteration.

This plat does not amend, alter, release, or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

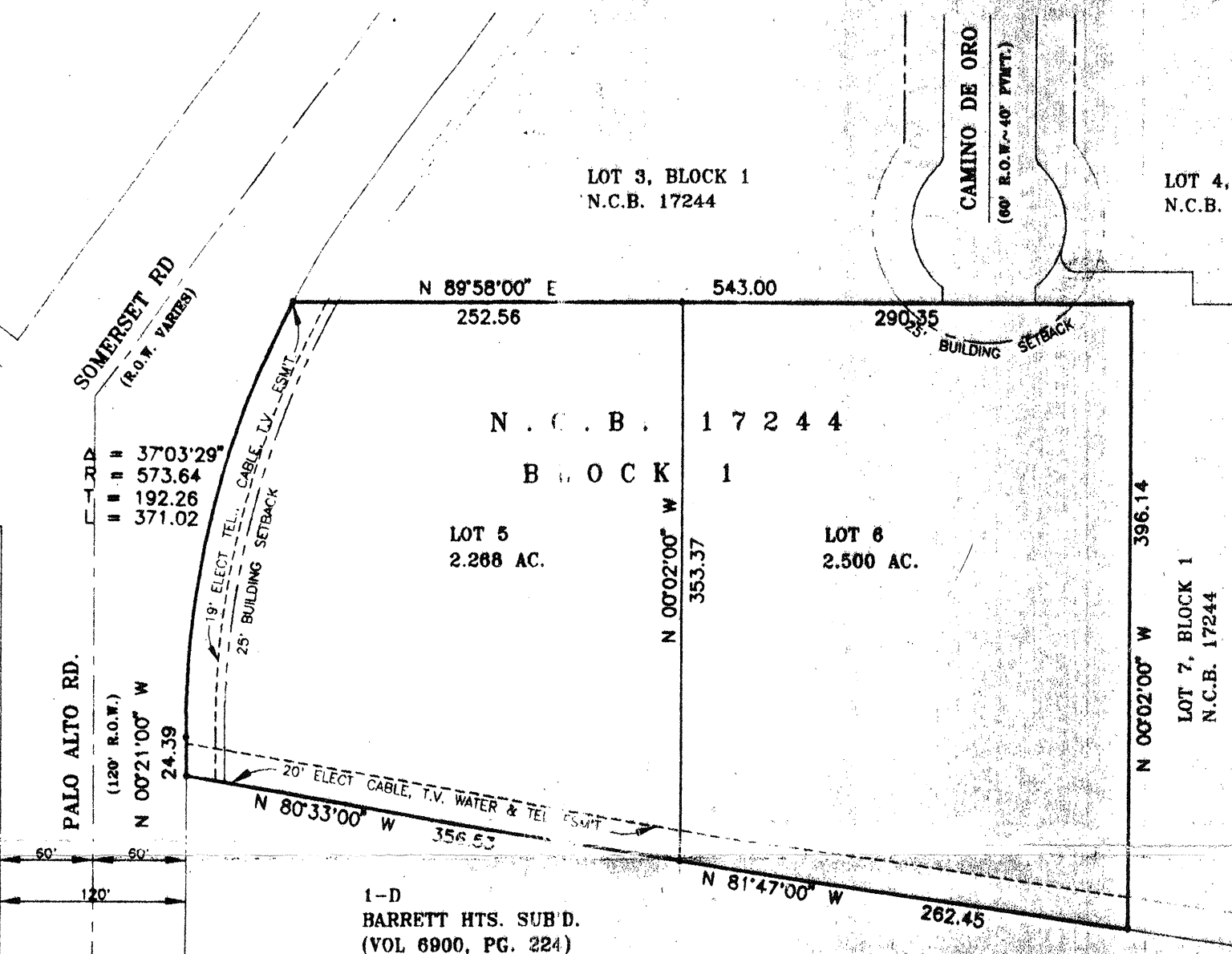
NOTES:

1. 1/2" IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NORTH
SCALE: 1"=100'



AREA BEING AMENDED

LOT 5 & 6, BLOCK 1, N.C.B. 17244, HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS, BARRETT HEIGHTS SUBDIVISION IN VOLUME 9514, PAGE 50, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Thomas Flores
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF MAY
A.D., 2000

Ronald W. Ash
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THIS LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Suren Kamuth Pres.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SUREN KAMUTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF OCTOBER
A.D., 2000

Ronald W. Ash
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

AMENDING PLAT OF
BARRETT HEIGHTS SUBDIVISION

LOT 5, AND LOT 6, BLOCK 1, N.C.B. 17244 (4.768 ACRES),
SAN ANTONIO, BEXAR COUNTY, TEXAS

THIS AMENDING PLAT OF BARRETT HEIGHTS SUBDIVISION (REPLAT) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

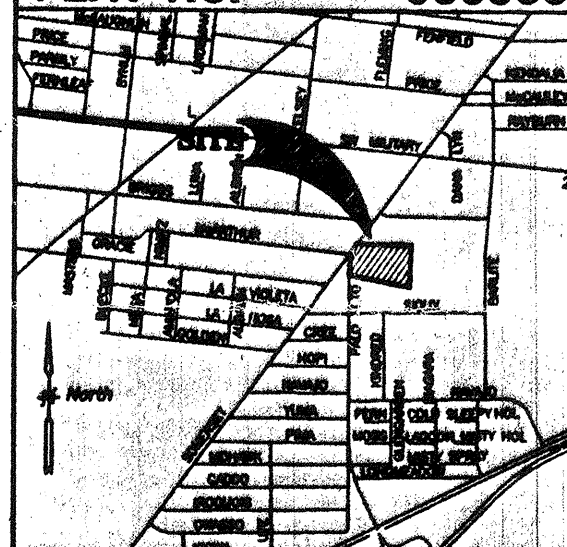
DATED THIS 25 DAY OF October A.D., 2000

BY: Rodrigue W. Jimeno
CHAIRMAN
BY: Timothy J. Jimeno
SECRETARY

MAY 2000, JOB: 0672-00

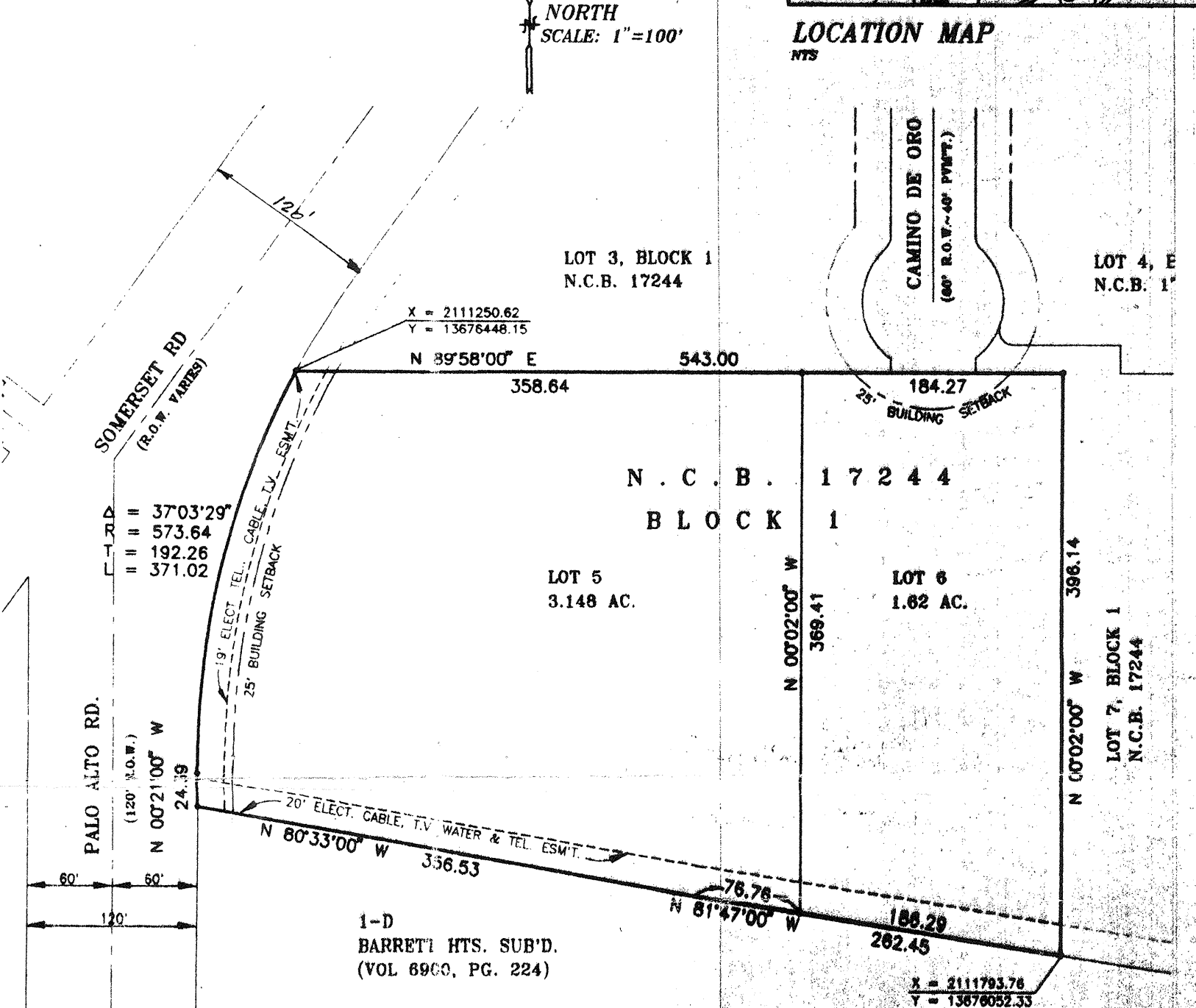
RE: TXDOT
PID: AY2157
HORIZONTAL DATUM: NAD 83 (1993)

PLAT NO. 000633



LOCATION MAP

NORTH
SCALE: 1"=100'



AMENDING PLAT

Flores & Company, Inc.
Consulting Engineers
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78207 (210) 490-8903

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Thomas Flores
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF MAY
A.D., 2000

Ronald W. Ash
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TEXAS

I, Cathy Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 25 DAY OF October A.D., 2000, AT 1:25 PM, AND DULY RECORDED THE 30th DAY OF October A.D., 2000, AT 8:25 PM, IN THE RECORDS OF Deeds & Maps OF SAID COUNTY, IN BOOK VOLUME 304 ON PAGE 22 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF October A.D., 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Carrie May
DEPUTY

VRP# 04-10-005

50' x 100' lots

DEVELOPMENT

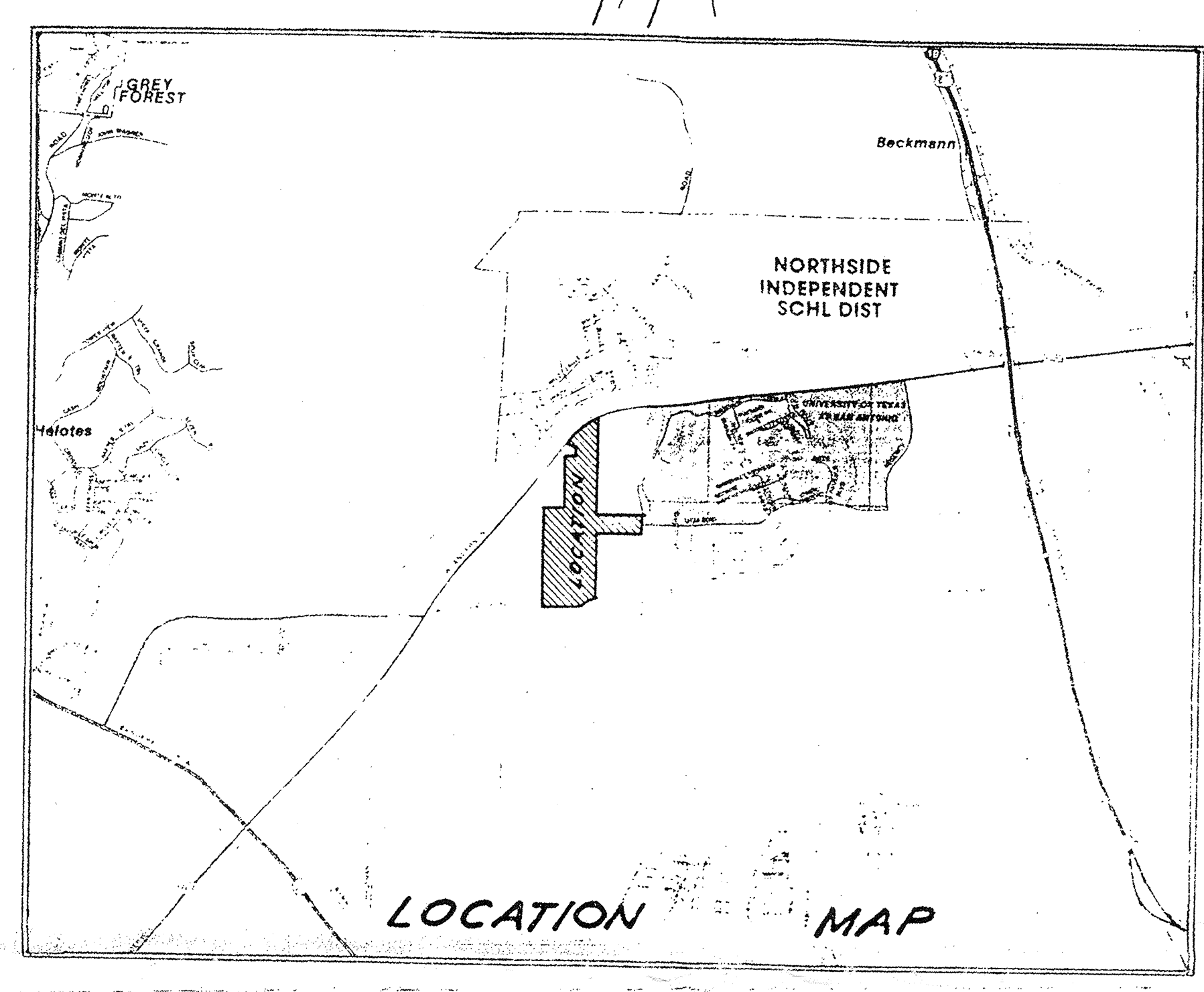
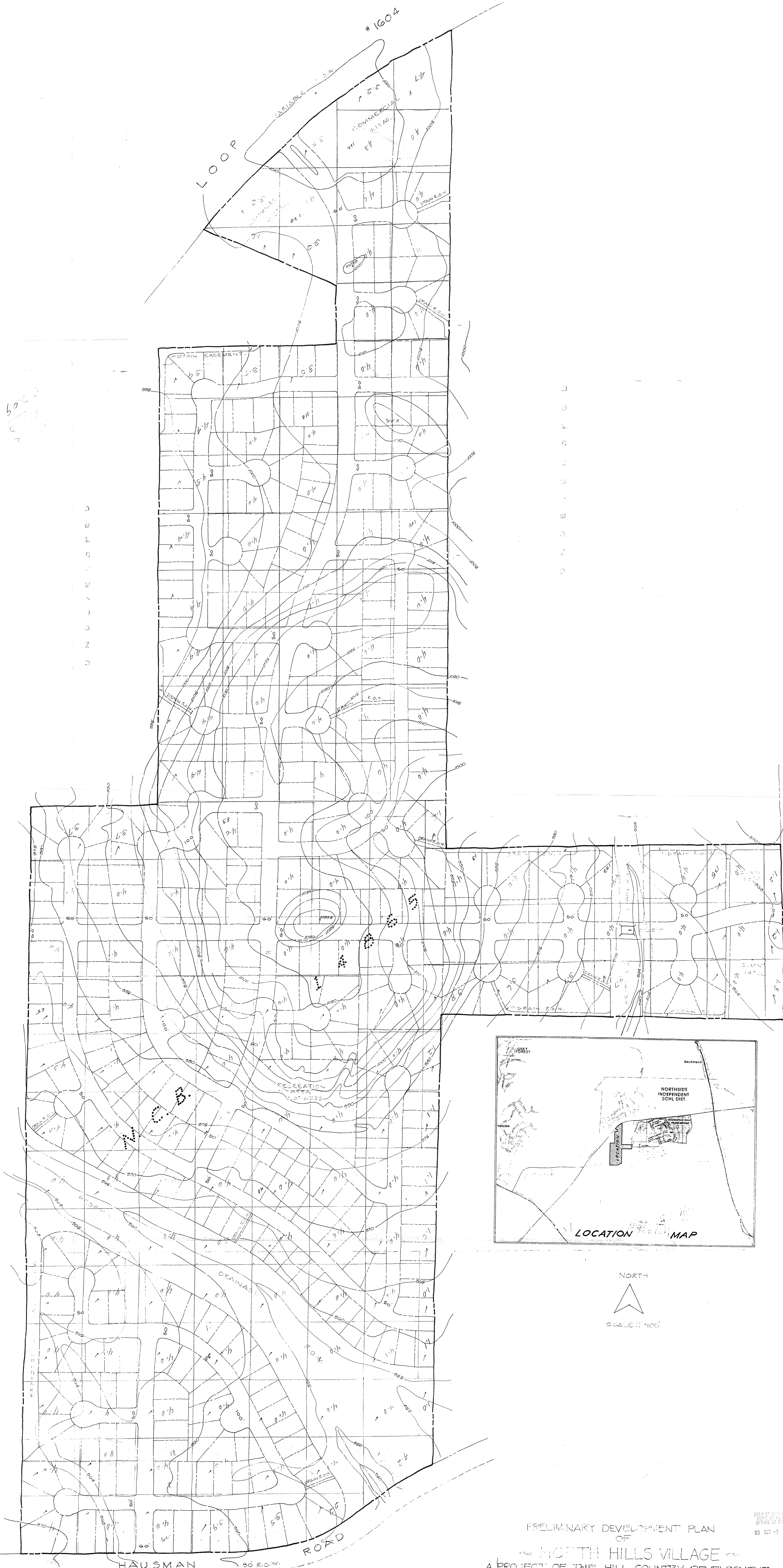
100' x 100' lots

UTS A. BLVD.
100' R.O.W.

UTS A. BLVD.
100' R.O.W.

PABCOCK ROAD

UTS A. BLVD.
100' R.O.W.



SCALE 1" = 100'

PRELIMINARY DEVELOPMENT PLAN
OF
NORTH HILLS VILLAGE
A PROJECT OF THE HILL COUNTRY DEVELOPMENT

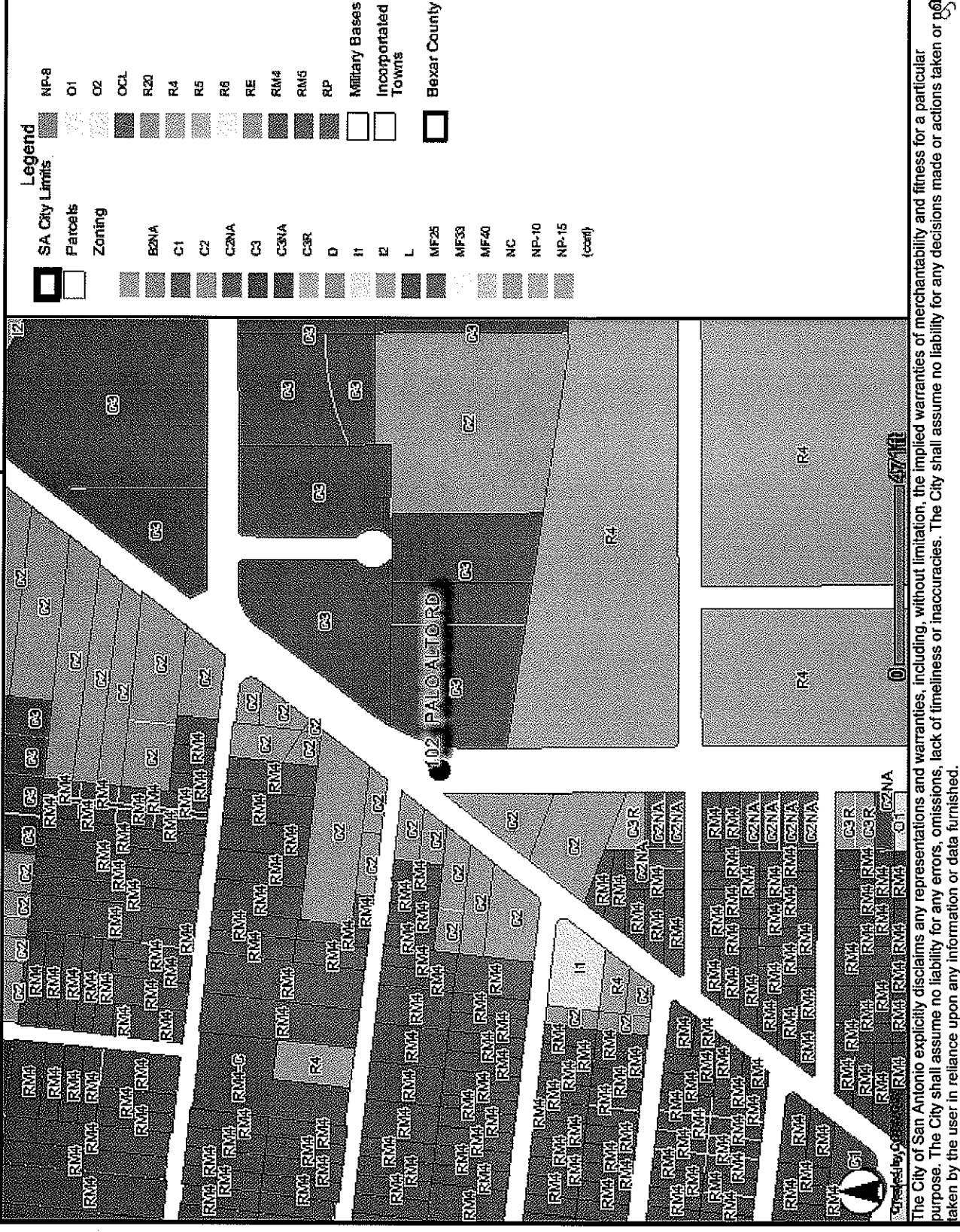
OWNED BY: GIERATY SAVINGS ASSOC.
TOTAL ACRES: 150.1
14.5 ACRES IN DRAIN
5.5 ACRES COMMERCIAL
2.5 ACRES RECREATION
134 TRACTS (450 LOTS)
LOT SIZES: 60'-60' TO 110' (ACCORDING TO GROUND SLOPE)

PREPARED BY:
BROWN ENGINEERING COMPANY
SAN ANTONIO, TEXAS 78204 J.O.A. 5-4764

CITY OF SAN ANTONIO
OFFICE OF DIRECTOR
03 OCT-80 PM 4:18

VRP#04-10-005

ArcIMS HTML Viewer Map



The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for any decisions made or actions taken or not taken by the user in reliance upon any information or data furnished.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 OCT 17 PM 2:45



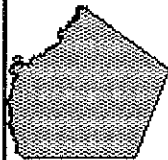
Bexar Appraisal District

Find by:

Owner

Address

Account



Help

Parcel Data

[Comments](#)
[Disclaimer](#)



Owner:
S W DIAGNOSTIC BUILDING INC
Address:
94 BRIGGS AVE
Account:
17244-001-0050

Refresh Layers

Visible

- ☒ Military bases
- ☒ Bexar County
- ☐ School Districts
- ☒ Parcels
- ☐ Flood Zones (1991 100-yr)
- ☒ Highways
- ☒ Streets
- ☒ Hydrology
- ☒ Hydrology Labels

In Out County Identify Left Right Center Up Down



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # 04-10-005
Assigned by city staff

Date: 10/17/03

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Earl & Brown, P.C. on behalf of S.W. Diagnostic Building Inc. Phone: (210) 222-1500 Fax: (210) 222-9100

Address: 111 Soledad, Suite 1111, San Antonio, TX Zip code: 78205

Engineer/Surveyor: _____ Phone: _____ Fax: _____

Address: _____ Zip code: _____

1. Name of Project: Barrett Heights Subdivision

2. Site location or address of Project: 102 Palo Alto

3. Council District 4 ETJ No Over Edward's Aquifer Recharge? () yes () no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

Medical office/clinic building

5. What is the date the applicant claims rights vested for this Project? October 25, 2000

6. What, if any, construction or related actions have taken place on the property since that date?
Site preparation

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 OCT 17 PM 2:55

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Barrett Heights Subdivision Plat # 000533 Acreage: 4.768 Approval

Date: 10/25/00 Plat recording Date: 10/27/00 Expiration Date: N/A Vol./Pg. 2000-0183779

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Habib H. Erkan, Jr. Signature:  Date: 10/17/03



City of San Antonio

Vested Rights Permit
APPLICATION

Permit File: # 04-10-005

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Director of Planning decide this application in the following manner:

☒ **Approved**

☐ **Disapproved**

Reviewed By: [Signature]
Assistant City Attorney

Date: 10-23-03

Comments: As of 10/25/00

October 18, 2003

Mr. Michael Herrera
Planner II
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights for the Barrett Heights Subdivision

Dear Messrs.:

On behalf our client, S. W. Diagnostic Building Inc., d.b.a. as Briggs Medical Office Park, please accept this application for recognition of vested rights for the development of 3.148 acres of land (hereinafter "Project") for use consistent with the project's "C-3" commercial zoning designation. The Project is located at 102 Palo Alto Rd. San Antonio, Texas.

This request is made pursuant to the provisions of the City of San Antonio's Unified Development Code Chapter 35, Article VII, Division 2, entitled "Vested Rights." Pursuant to Section 35-111(b)(2) thereof, and applicable provisions of Texas Local Government Code Chapter 245, I am submitting to you a copy of an Amending Plat of the Barrett Heights Subdivision that was assigned Plat No. 000533 and was approved by the Planning Commission on October 25, 2000, as the first permit application submitted for the development of this project. The aforementioned permit was necessary in order to move the lot line between lot 5 and 6, in order to increase the size of lot 5 so that the "project" could go forward. The "project" in this instance is the development of the aforementioned lot 5 for use as a medical office and clinic building.

Enclosed with this correspondence, please find a check for \$160.00 to cover the costs of processing this application and duplicates of the following documents:

03 OCT 17 PM 2:55
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



Mr. Michael Herrera
Mr. Tom Shute
October 17, 2003
Page 2

1. Exhibit A – Vested Rights Permit Application;
2. Exhibit B – Amending plat of Barrett Heights Subdivision assigned plat no, 000533 and approved by the Planning Commission on October 25, 2000; and
3. Exhibit C – zoning map taken from Development Services web page.

In closing, I wish to thank you for your kind consideration to this matter. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4346.001/herrerashute ltr.doc
Enclosures